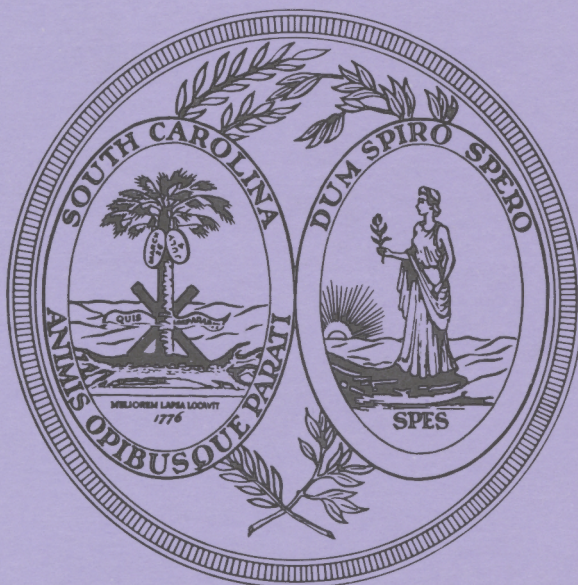


S264

1.992

Copy 1

SAVANNAH VALLEY AUTHORITY



ANNUAL REPORT 1991-1992

Printed Under The Direction Of The
State Budget And Control Board

S. C. STATE LIBRARY

JAN 27 1993

STATE DOCUMENTS

October 15, 1992

The Honorable Carroll A. Campbell, Governor
The Honorable Members of the S. C. General Assembly
State House
P. O. Box 11369
Columbia, S. C. 29211

Dear Governor Campbell and Members of the General Assembly:

The Savannah Valley Authority Board of Directors and staff are pleased to present you with SVA's 1991-1992 Annual Report highlighting the cooperative efforts for economic development within the Savannah River Basin of South Carolina. This Annual Report utilizes the Authority's multi-year Business Plan, adopted in 1986 and revised annually, as the standard by which to analyze the Authority's body of economic development work.

SVA is extremely proud of the following facts:

- * Savannah Lakes Village is nearing the end of its fourth year of development on Lake Thurmond in McCormick County.
- * The Authority is well underway with land acquisition and planning for a large mixed use development near Calhoun Falls on Lake Russell.
- * The Authority has been a major force in planning for the provision of new economic development opportunities in Aiken County.
- * The state's first multi-county industrial park in Hampton County is a reality and attracting tenants.
- * The Authority has, through financing, helped to establish a technology incubator at Clemson University.

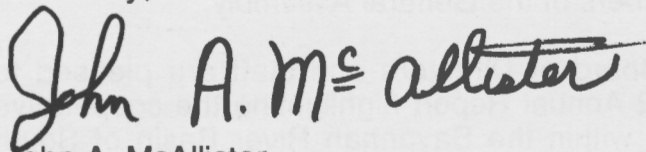
However, these land development projects are only a portion of SVA's activities. This Annual Report is just a reminder that the Authority is a full service, project-oriented economic development agency. Whether establishing a revolving loan fund, creating a regional promotions program, supporting infrastructure development in local communities, or acting as a regional industrial recruiter, it is the focus of the Authority to create a positive economic effect throughout the Region and the State with the activities it undertakes. The Authority is aggressively pursuing a wide range of activities designed to support land development, environmental protection, and the general welfare.

During the last legislative session, SVA took on another challenge as a result of its new legislation making it a financially independent enterprise agency. This action was taken in response to the Governor's call for SVA to generate its own operating funds; and the Authority is pursuing that goal aggressively.

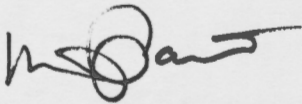
The Authority extends its appreciation to the Governor's Office, the General Assembly, and its sister agencies for the overwhelming support all have provided to allow the Authority to undertake its unique mission in State government.

The Authority invites questions from the Governor's Office, the General Assembly, other State agencies, and the general public and looks forwards to sharing additional information about this unique element of South Carolina's rural economic development policy.

Sincerely,

A handwritten signature in dark ink, reading "John A. McAllister". The signature is fluid and cursive, with the first name "John" being the most prominent.

John A. McAllister
Chairman

A handwritten signature in dark ink, reading "Morrison J. Parrott". The signature is more compact and stylized than the one above, with the first name "Morrison" being the most prominent.

Morrison J. Parrott
Executive Director

TABLE OF CONTENTS

SVA MISSION STATEMENT-----	Page 1
SVA SERVICE AREA-----	Page 2
SVA BOARD OF DIRECTORS-----	Page 3
SVA STAFF-----	Page 4
SVA ORGANIZATIONAL STRUCTURE-----	Page 4
MULTI-YEAR BUSINESS PLAN ANALYSIS-----	Page 5
SUMMARY OF SPECIAL PROJECTS-----	Page 11
Savannah Lakes Village	
Lake Russell Project	
Lowcountry Regional Industrial Park Project	
Aiken County Development Project	
Clemson Center for Applied Technology (C.A.T.)	
SUMMARY OF SUPPORT PROJECTS & ACTIVITIES-----	Page 20
Infrastructure Development	
Savannah Lakes Regional Loan Fund	
Technical Assistance	
Promotional Activities	
FY 1991-92 GOALS, OBJECTIVES, & ACCOMPLISHMENTS-----	Page 23
FUTURE ACTIVITIES-----	Page 30
BUDGET SUMMARY-----	Page 33
LEGISLATIVE HISTORY-----	Page 34
STATUTORY AUTHORITY-----	Page 35

The 13 counties within the service area represent 28% of the counties in the State, 18% of the State population, and 25% of the State geographic area. The Basin comprises 25 of 124 House seats (20.2%) and 11 of 46 Senate seats (23.9%) in the General Assembly.

SAVANNAH VALLEY AUTHORITY MISSION STATEMENT

The Savannah Valley Authority of South Carolina (SVA) is a State economic development agency responsible for improving the economic conditions in the Savannah River Basin of South Carolina, in accordance with the agency's statutory authority, South Carolina Code Chapter 9 of Title 13, as amended. This involves development planning and implementing those plans both directly through the activities of the Authority and in conjunction with local governments and other State and Federal agencies.

As a means of accomplishing this broad legislative mandate, SVA is a project oriented agency rather than program oriented. Its activities are designed to create a strong positive economic ripple effect throughout the Savannah River Basin Region and State of South Carolina. A full service development agency, SVA undertakes not only land development projects but also those activities necessary to support land development and related projects.

The Savannah Valley Authority occupies a nearly unique role in state government but constitutes an important element of South Carolina's rural economic development policy.

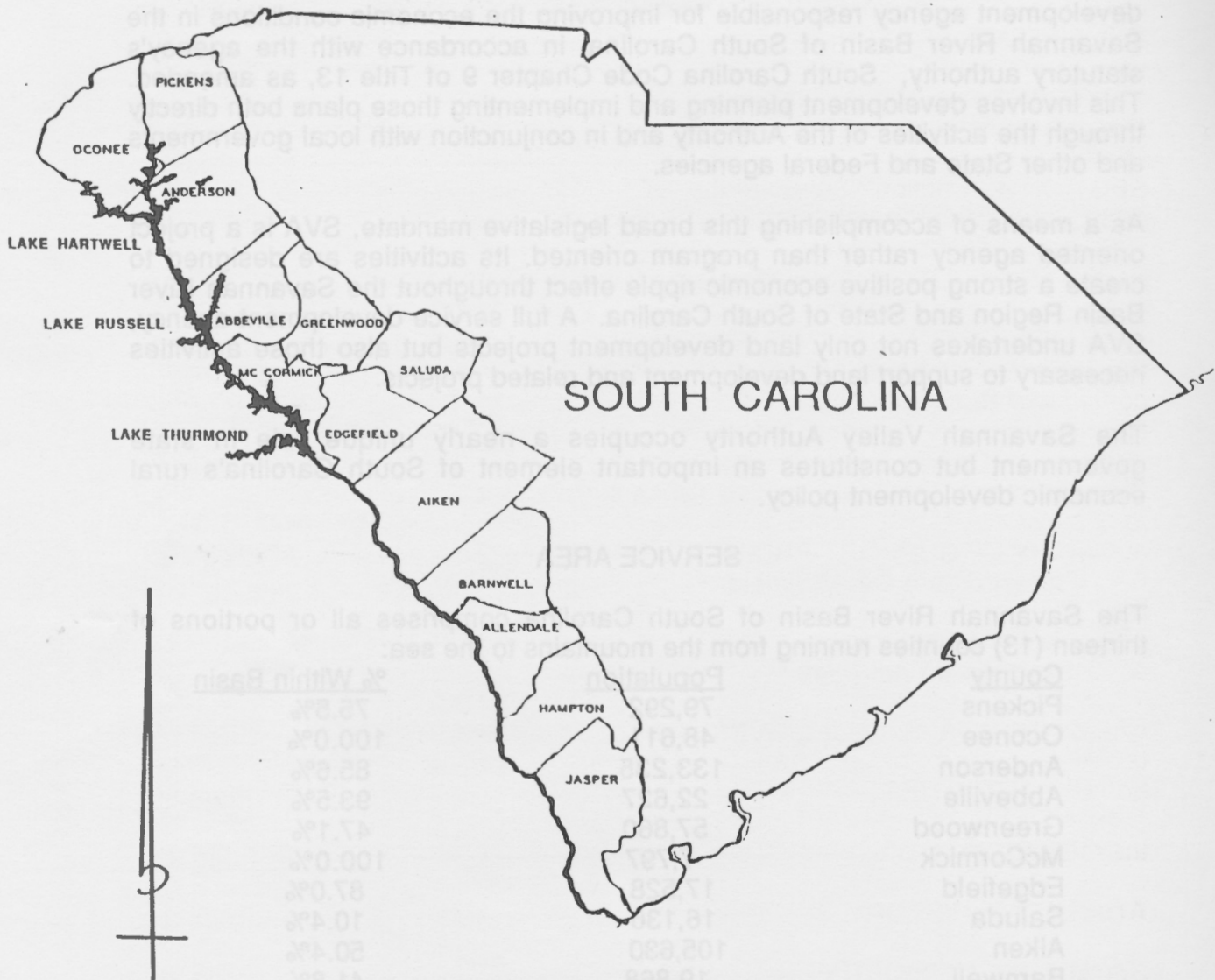
SERVICE AREA

The Savannah River Basin of South Carolina comprises all or portions of thirteen (13) counties running from the mountains to the sea:

<u>County</u>	<u>Population</u>	<u>% Within Basin</u>
Pickens	79,292	75.5%
Oconee	48,611	100.0%
Anderson	133,235	85.6%
Abbeville	22,627	93.5%
Greenwood	57,860	47.1%
McCormick	7,797	100.0%
Edgefield	17,528	87.0%
Saluda	16,136	10.4%
Aiken	105,630	50.4%
Barnwell	19,868	41.8%
Allendale	10,700	51.1%
Hampton	18,159	25.0%
Jasper	14,504	27.5%
TOTAL	551,947	

The 13 counties within the service area represent 28% of the counties in the State, 18% of the State population, and 25% of the State geographic area. The Basin comprises 25 of 124 House seats (20.2%) and 11 of 46 Senate seats (23.9%) in the General Assembly.

SAVANNAH VALLEY AUTHORITY SERVICE AREA



JURISDICTION
OF THE
SAVANNAH VALLEY AUTHORITY
IS THE 13 COUNTIES OF THE
SAVANNAH RIVER DRAINAGE BASIN

SAVANNAH VALLEY AUTHORITY
BOARD OF DIRECTORS

John A. McAllister, Chairman
Farmer and Businessman
McCormick County Member
Mt. Carmel, South Carolina

R. Eugene Pruitt, Jr., Vice-Chairman
Attorney
Member-at-Large
Abbeville, South Carolina

S. M. Beaty, Secretary
Farmer and Businessman
Abbeville County Member
Abbeville, South Carolina

John R. West
Newspaper Editor
Member-at-Large
Abbeville, South Carolina

William S. Simpson, Jr.
Postmaster (Retired)
Anderson County Member
Abbeville County Member
Iva, South Carolina

David S. Hanson
Banker (Retired)
McCormick County Member
Modoc, South Carolina

S. F. Sherard, Jr.
(thru May 1992)
Agro-Business
and Real Estate Broker
Calhoun Falls, South Carolina

Rebecca Pennell Chamblee
(thru May 1992)
School Administrator
Member-at-Large
Anderson, South Carolina

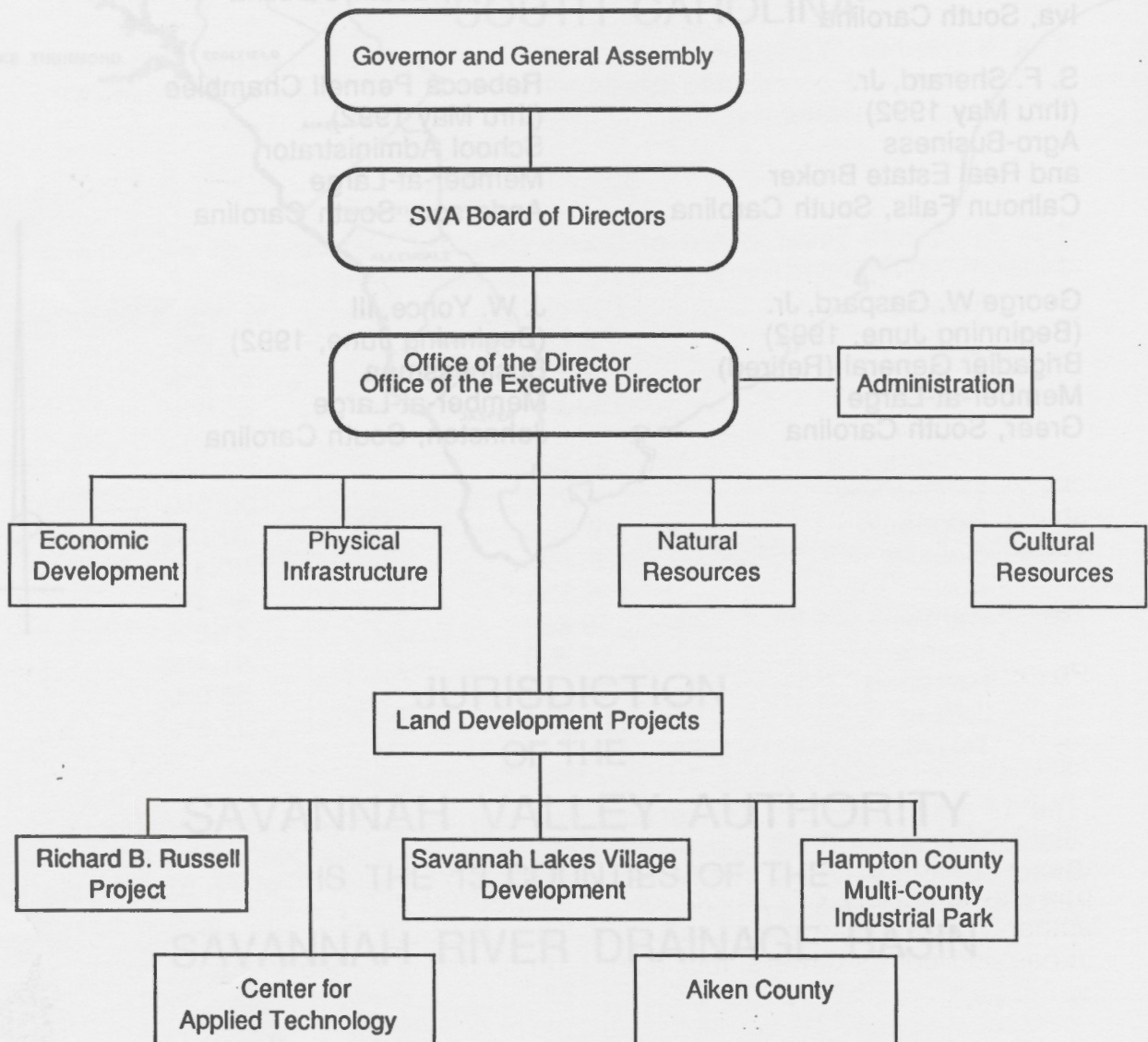
George W. Gaspard, Jr.
(Beginning June, 1992)
Brigadier General (Retired)
Member-at-Large
Greer, South Carolina

J. W. Yonce, III
(Beginning June, 1992)
Businessman
Member-at-Large
Johnston, South Carolina

SAVANNAH VALLEY AUTHORITY STAFF

Morrison J. Parrott-----	Executive Director
William F. McLaughlin-----	Deputy Director
Lee W. Haines, P.E.-----	Chief Engineer
Fred E. Catchings-----	Economic Development Director
John C. Blythe, Jr.-----	Director of Planning
Sallie W. Rice-----	Comptroller
Kathy S. Hollingsworth-----	Office Manager
Pamela L. Hudson-----	Administrative Assistant

ORGANIZATIONAL CHART



SAVANNAH VALLEY AUTHORITY MULTI-YEAR BUSINESS PLAN ANALYSIS

Each annual work program undertaken by the Authority is dependent upon and derived from the SVA's multi-year Business Plan, adopted in 1986. The Plan is reviewed and revised annually and comprises five (5) major goals and associated objectives and work tasks:

- * DIRECT ECONOMIC GROWTH ACTIVITIES
- * EXPANDING PHYSICAL INFRASTRUCTURE
- * DEVELOPING & PRESERVING NATURAL RESOURCES
- * ENCOURAGING CULTURAL ACTIVITIES & INSTITUTIONS
- * GENERATING SPECIAL PROJECTS IN SERVICE AREA

Accomplishing the Business Plan is a multi-year process, but the following analysis provides a better understanding of how the Authority is approaching its mission on a year-to-year basis.

A checklist of the objectives and work tasks and the extent to which the Authority has addressed those elements of the Plan follows. The descriptions of the efforts undertaken by the Authority to meet those plan elements are in **bold typeface**.

DIRECT ECONOMIC GROWTH ACTIVITIES

- I. Capital Formation and Recruitment
 - A. Industrial Recruitment
 - 1. Identify industrial sites
 - 2. Identify industrial prospects
 - 3. Develop pertinent data bases
 - 4. Liaison with development agencies

These work tasks have been undertaken in association with and in support of the local development boards, the State Development Board, and utilities serving the area:

- * Initiated Freshwater CoastTM industrial promotional brochure.
- * Provided financial and technical support for McCormick Main Street Program.
- * Coordinating with Upper Savannah COG and various state and local agencies to establish computerized G.I.S. program for the area.
- * Serving as McCormick County's business development contact.
- * Developing closer contact with State Development Board, Jobs-Economic Development Authority (JEDA), local banks, and local development boards
- * Established and managing the Savannah Lakes Regional Loan Fund (SLRLF).

B. Capital Formation

1. Private venture capital fund
2. Solicitation of public sector funds

SVA established the \$1,020,000 Savannah Lakes Regional Loan Fund (SLRLF) with private funds obtained as part of the Savannah Lakes Village negotiations with Cooper Communities, Inc. The decision to administer the Fund as a joint effort with JEDA and to include the Upper Savannah COG representative on the Loan Committee also focused more investment attention on the Savannah River Basin. Both JEDA and Upper Savannah COG have substantial loan funds that operate in the Savannah Lakes Regional Loan Fund service area. Capitalizing the loan fund with private funds eliminated the need for initial public sector financing to meet this need. A total of three loans have been executed or obligated.

C. Investor Identification

1. Compilation of venture capitalists
2. Investor education programs

- * Working with JEDA and Upper Savannah Loan Fund to identify private investors and to solicit those investments with the incentives provided by the SLRLF.**
- * Generating editorial coverage in local, regional, and national press.**
- * Serving as McCormick County's business development contact.**
- * Providing financial support for Abbeville County's Operation Forward.**

II. Encouraging Service Businesses

A. Market Analysis

1. Market and provider identification
2. Market analysis and feasibility
3. Information transfer

- * Conducting service business feasibility analyses as part of business plan for Lake Russell Project.**
- * Maintaining liaison with local and State development boards.**

B. Business Incubators

- * Directly financed the construction of Clemson's Center for Applied Technology (C.A.T).**

C. Capital Availability

1. Technical services
2. Financial assistance
3. Identification of potential investors

* **Established and staffed Savannah Lakes Regional Loan Fund.**

* **Provided first loan from SLRLF.**

* **Modified SVA legislation to allow use of \$20 million internal State "line of credit" for all lawful development purposes of SVA.**

III. Encouraging Manufacturing Businesses

* **Served as fiscal agent for Lowcountry Regional Industrial Park, the State's first multi-county industrial park.**

* **Directly financed the Clemson Center for Applied Technology (C.A.T).**

* **Providing funding and coordination of forest products manufacturing study with Clemson University, Abbeville County, and McCormick County.**

* **Proposed new legislation to support economic development in rural areas--tax increment financing for counties, other-than-annual tax collection for special tax districts.**

* **Providing financial support for Abbeville County's Operation Forward.**

IV. Encouraging Small Intensive Agricultural Practice

* **Providing funding and coordination for forest products manufacturing study with Clemson University, Abbeville County, and McCormick County.**

* **Provided technical assistance to Clemson Extension Service, John De La Howe School, and Clemson University related to Private Enterprise Program at De La Howe.**

* **Coordinated with Clemson Extension Service and 96 RC&D Woodland Study Committee regarding "short wood" industry.**

EXPANDING PHYSICAL INFRASTRUCTURE

I. Transportation

A. Expansion of Highway Network

1. Highway 72/US 178 complex
2. Highway 81/28 complex
3. US Highway 25, US 221/US 378 complex

B. Commercial Airline Service

- * Committee involvement on all organizations related to expansion of these and associated highways.
- * Providing research and recommendations for Legislative and Congressional delegations.
- * Providing leadership in Savannah River Scenic Highway development and promotion.

II. Utilities

- A. Needs Assessment
- B. Technical Assistance

- * Financed engineering, coordination, and recommendations concerning Horse Creek Wastewater Interceptor Line. SVA is continuing to pursue this solution for wastewater treatment in the Savannah Valley.
- * Provided financial and technical assistance to Calhoun Falls to upgrade water system.
- * Financed engineering for McCormick NPDES permit.
- * Financed engineering for McCormick CPW sludge disposal system.
- * Financing and coordinating engineering studies for McCormick CPW sewer plant upgrade.
- * Conducted and financed sewer user rate studies for McCormick CPW and County.
- * Developed rate analysis models for water/sewer systems for McCormick County and Calhoun Falls.
- * Providing assistance for Sandy Branch Volunteer Fire Department.
- * Undertook responsibilities for regional water and wastewater planning.
- * Serving as lead agency for municipal water supply activities in Savannah River Basin.
- * Funding for SCWRC operational model for Savannah River and lakes.
- * Attempting to secure municipal water supply reservations in lakes.

DEVELOPING & PRESERVING NATURAL RESOURCES

Inventory the stream courses, lakes, wetlands, land uses, ownership patterns, soil types, geologic substructure, mineral assets, wildlife, and natural history.

- * Financed the majority of the costs associated with the development and implementation of the computerized multi-objective stream-flow model for the Savannah River basin being conducted by the South Carolina Water Resources Commission.

* **Conducting natural resources inventory as specific projects are undertaken and geographic-based information is developed. A geographic information system (G.I.S.) program for the Region is being developed by Upper Savannah COG and SVA that will incorporate all the information identified here. Additionally, SVA has intensified its coordination with the various State agencies related to natural resources.**

* **Requiring that all studies initiated by or funded by SVA, including those related to the proposed Lake Russell Project, are adaptable to the Regional G.I.S. being developed.**

* **Initiated Savannah River Basin Alliance to coordinate river-related planning with all councils of governments and local governments in South Carolina and Georgia bordering the Savannah River.**

ENCOURAGING CULTURAL ACTIVITIES AND INSTITUTIONS

I. Educational

II. Libraries

* **The special projects of SLV and Lake Russell will provide excess tax revenues to fund schools and cultural activities.**

* **SVA has assumed a support role.**

III. Arts

IV. Festivals

* **Publishing ENCORE quarterly.**

* **Providing promotional grants program.**

* **Initiated continuing to work with Freshwater Coast™ Coalition.**

* **Maintaining overall Regional public relations and promotions campaign.**

GENERATING SPECIAL PROJECTS

The Authority should be flexible enough to accommodate specific projects which arise from the various work programs or which arise without regard to the various work programs. Further, the Authority will, from time to time, institute special projects on its own.

* **Initiated Savannah Lakes Village development in McCormick County.**

* **Over-seeing public infrastructure development at Savannah Lakes Village.**

- * Developing mixed-use development in Abbeville County: the Lake Russell Project.
- * Financed State's first multi-county industrial park: the Lowcountry Regional Industrial Park, located in Hampton County.
- * Secured financing to construct major office/engineering building in Aiken County as means of attracting new jobs related to Savannah River Site and the associated new residents.
- * Financed the construction of the Clemson Center for Applied Technology.
- * Financed engineering for Horse Creek Wastewater Interceptor Line.
- * Providing financial support of S. C. Water Resources Commission operational model for the Savannah River Basin.
- * Assumed Regional water and wastewater planning responsibilities.
- * Providing financial and technical assistance for water and sewer infrastructure development projects.

GENERATING SPECIAL PROJECTS

DEVELOPING & PRESERVING NATURAL RESOURCES

The Authority should be flexible enough to accommodate specific projects which arise from the various work programs or which arise without regard to the various work programs. Further, the Authority will be free to initiate special projects on its own.

- * Financed the majority of the costs associated with the development of the Savannah River Site.
- * Initiated the development of the Savannah River Site.
- * Overseeing public infrastructure development in Savannah Lakes Village.

SAVANNAH VALLEY AUTHORITY SUMMARY OF SPECIAL PROJECTS

SAVANNAH LAKES VILLAGE

INTRODUCTION--The Savannah Valley Authority, in close cooperation with the local governments of McCormick County, initiated a recreation-oriented, retirement community in late 1988 on approximately 4,000 acres adjacent to J. Strom Thurmond Lake near the intersection of U. S. Highway 378 and S. C. Road 7. The Savannah Lakes Village development capitalizes on McCormick County's chief marketable resource and has already resulted in a substantial increase in county tax revenues, employment opportunities, available capital, housing stock, public infrastructure, and overall economic development opportunities.

Savannah Lakes Village was undertaken as a joint public-private partnership with a private development company, Cooper Communities, Inc., of Bentonville, Arkansas. The master plan was completed in August 1988, and the actual physical development began in December 1988, at which time Cooper purchased the property from the Savannah Valley Authority. Cooper Communities also purchased approximately 800 acres of private property to round out the development. The sales phase for the projected 5,100 single-family lots began in 1989 and is expected to extend through 1997. The actual build-out schedule for homes cannot be accurately estimated at this time.

PROJECT HISTORY--The Authority has a wide mandate to increase overall development opportunities in the Savannah River Basin of South Carolina. With the support of the S. C. General Assembly, Governor's Office, the S. C. Congressional delegation, and local governments, the Authority formulated an overall development plan that specified the release of a significant amount of property from the federal government on J. Strom Thurmond Lake for the development of a recreation oriented community.

As a result of the plan and the overall support for such a development, the U. S. Army Corps of Engineers and General Services Administration released the property from federal control and sold it to the Authority. On July 10, 1986, the Authority purchased 3,159 acres of undeveloped timberland in the vicinity of J. Strom Thurmond Lake in McCormick County, S. C., from the U. S. General Services Administration for the purpose previously described.

Simultaneous with the purchase of the property, the Authority advertised for development companies to undertake the entire project in accordance with the spirit of the development plan and selected Cooper Communities, Inc. Cooper, in business since 1954, has developed three major retirement communities in Arkansas totalling 77,000 acres and is in the fifth year of the development of Tellico Village, a 4,500-acre community near Knoxville, Tennessee.

PROJECT SUMMARY--The master plan for Savannah Lakes Village, specifies the following elements:

- *5,100- 6,300 single family lots
- *Townhomes/condos/patio homes
- *Championship golf course
- *Club house
- *80-room lodge
- *Restaurant
- *Public marina
- *Neighborhood boat docks
- *Tennis facilities
- *Support utilities such as roads, water and sewer facilities, electric telephone, and cable T.V.
- *Commercial/office space

The County-owned nursing home, opened for business in February 1989, has always been considered an integral part of the overall development by McCormick County, the Authority, and Cooper Communities. Cooper authorized SVA to provide 7 acres for the nursing home and integrated its design into the master plan. Cooper has also reserved additional acreage for an overall health care facility.

FIRST YEAR ACHIEVEMENTS--Savannah Lakes Village observed its first anniversary on December 12, 1989. Under development by Cooper Communities, Inc., this planned, lake-oriented community was carefully carved out of 4,000 acres of woodland adjacent to Lake Thurmond in McCormick County, South Carolina. In its first year, Cooper Communities accomplished the following at Savannah Lakes Village:

- * Developed 976 single-family homesites
- * Constructed 14.2 miles of public roads, water, and sewer lines
- * Achieved 75% completion on an 80-room lodge
- * Achieved 55% completion on the restaurant and office complex
- * Completed 65% of the work on a 7,027 yard championship golf course
- * Constructed 9 model single-family homes using local and regional builders
- * Achieved 80% completion in constructing 20 townhouse units
- * Constructed and opened the all-purpose service station/store
- * Sold approximately 450 single-family homesites at the Village

These initial efforts created more than 200 new jobs in the Region; cut the McCormick unemployment rate in half; and added over \$21 million in taxable value on property that has not been on the tax rolls since the late 1940s. Overall, the private investment during the first year of the project was \$21.3 million.

As a direct result of the original negotiations between Savannah Valley Authority (SVA) and Cooper Communities, SVA was able to established the \$1 million Savannah Lakes Regional Loan Fund (SLRLF) without the use of

appropriated State funds. SLRLF was capitalized from an economic development impact fee provided by Cooper Communities to encourage the creation of new businesses and the expansion of existing businesses within the area directly impacted by the Savannah Lakes Village. This fund, jointly administered by SVA and Jobs-Economic Development Authority through the creation of a new not-for-profit corporation, will be used in Abbeville, McCormick, and portions of Anderson Counties, thereby assisting the economic development efforts of the entire Savannah Lakes Region of S.C.

PROJECT TO-DATE--FIRST FOUR SEASONS--The development of Savannah Lakes Village has been thus far evidenced by the accomplishment of the following items of work during the development seasons of 1989, 1990, 1991, and 1992:

- *Developed 2,600 new homesites with necessary utilities and all-weather street access
- *Sold approximately 2,000 new homesites
- *Constructed golf course, lodge, restaurant, main office, golf clubhouse, village store, four neighborhood boat docks
- *Constructed 30 townhouse units
- *Constructed or permitted the construction of approximately 100 single family residences

DEVELOPMENT PERIOD--A conservative estimate of the period of time required to sell all the homesites at Savannah Lakes Village is 10 to 12 years. The build-out period, however, is analogous to that of any new town. Local and national conditions beyond the control of SVA or Cooper Communities will determine construction schedules. Nevertheless, using trends in other of the Cooper Communities projects, we are anticipating that by the end of this century -- only 10 years hence -- Savannah Lakes Village will contain approximately 1,000 new residences and additional amenities bringing the value of the project to about \$280 million. The tax revenue on the project is estimated to be about \$2.6 million per year at that time.

BENEFITS TO SOUTH CAROLINA--This public-private partnership shows every indication of meeting the State objectives of increased employment, increased investment, and increased tax revenue and in meeting Cooper Communities objectives of profitability. The other logical question is whether the State support for a project of this type makes financial sense for the State itself. The Authority contends that such an investment to stimulate development demonstrates good financial policy as well as good social policy. The overall investment by the State for this particular project has been approximately \$9.3 million:

- \$4.5 million - purchase of land
- \$3.3 million - aid to infrastructure development
- \$1.5 million - development costs related to planning and land acquisition

The State has obligated itself to provide up to \$20 million as a loan to SVA from the Insurance Reserve Fund to finance the development of public roads, water, and sewer infrastructure serving Savannah Lakes Village. This loan is being paid back by revenues from a special tax district comprising Savannah Lakes Village and is resulting in at least an 8% return for the State. This is comparable to any other investment the State might have made with those funds.

Within the first three years of the initiation of the Savannah Lakes Village Project, the State's investment has yielded \$57 million in new investment in the State:

- * \$2.3 million cash in value (cashed in 1991)
- * \$1,675,514 initial purchase value of zero coupon bond that will yield 4.7 million to the State at the end of 10 years
- * \$1.2 million contribution by Cooper Communities (being used for the Savannah Lakes Regional Loan Fund and development cost for the Lake Russell Project)
- * \$3 million in golf course and clubhouse
- * \$5 million in lodge construction
- * \$35 million in taxable homesites
- * \$2 million in townhouse construction
- * \$4 million in single-family home construction
- * \$7 million in public infrastructure construction

Conservative estimates indicate that the State will more than break even on its total investment in the first ten years of this project. In addition, during this same ten-year period Savannah Lakes Village will generate an investment of about \$280 million and about \$15 million in additional property taxes for McCormick County.

After the first ten years of the project, the State will have recaptured all of its original investment and will be receiving an estimated \$1 to \$1.5 million annually (in today's dollars) in the form of new income and sales tax. During this same time period, McCormick County is expected to receive tax revenues in excess of \$1.5 million annually as new homes continue to be built in the development. This last estimate does not take into account the possibility of local option sales tax.

Economic analysis of the Savannah Lakes Village Project indicates that, during the next fifteen years, approximately 3,400 jobs will be created in the form of direct and indirect employment opportunities. It should also be noted that these employment projections have not been considered in any of the previous economic estimates.

Another spin off benefit of the Savannah Lakes Village Project was the creation of the Savannah Lakes Regional Loan Fund (SLRLF), which is discussed in greater detail later in this report. To date, the SLRLF has provided assistance to businesses that will create 45 jobs and leverage over \$1,330,000 of other investment in the region without the use of additional state expenditures.

In addition to the long-term return to both South Carolina and McCormick County, the \$1 million Savannah Lakes Regional Loan Fund will create business opportunities in Abbeville, McCormick, and portions of Anderson Counties for years to come.

Through this investment in McCormick County, the State will not only recover more than its original investment, but also provide McCormick County with the means to help itself. To emphasize this point, consider that in the past year the establishment of a non-polluting industry on land that had never before been on the tax rolls. The creation of a project of this size in comparison to the economic situation of McCormick County will begin a cycle of events that will provide a continuing positive impact on the County well into the next century.

With over 40 percent of the county's labor force currently employed in some form of manufacturing, this project has helped to diversify the local economy and ease its dependence on the manufacturing sector. This project will also make the County far more competitive in future economic development efforts by helping them to overcome many of the problems they have faced in the past. Consider that this project and its spin-offs will provide the resources to among other things:

- * Improve their education system and, thereby, provide a better educated and more trainable labor force;
- * Improve the local infrastructure;
- * Create a Regional Loan Fund to provide businesses incentives;
- * Help to reverse the trend of population loss -- McCormick County has lost population every census since the County was formed; and
- * Improve the overall quality of life.

It bears mentioning that all of this can be accomplished with an investment which provides a reasonable return to the State rather than a give-away program that may only continue to build a welfare type economy in an area.

LAKE RUSSELL PROJECT

SVA's Lake Russell Project is one which will parallel the scope and size of Savannah Lakes Village. The project site is located between Highway 81 and Lake Russell, bounded on the north by Calhoun Falls State Park and the south by the road to Lake Russell Dam overlook. The exact form of the project, however, has yet to be established; the environmental carrying capacity of the property and the realistic market will determine exactly how the property is used.

A number of years ago, Savannah Valley Authority Board of Directors made the commitment to pursue controlled and limited development on Lake Russell. Based on preliminary planning and design work completed by The Piedmont Group, SVA identified suitable property for a mixed-use development and is now in the final stages of acquiring that property. During FY 89-90, SVA engaged the services of Edward Pinckney and Associates of Charleston and Hilton Head, South Carolina, to analyze the environmental considerations, the potential market for a mixed-use development, and the possible land-use configurations.

In December 1990, SVA purchased approximately 850 acres from Crescent Resources, Inc., the timber and development subsidiary of Duke Power. SVA also purchased another 75 acres in 1992 and will complete the purchase of another 180 acres in January 1993. A 99-year lease of approximately 1600 acres of the Corps of Engineers property is expected to be complete in early 1993. The Corps of Engineers property is currently under lease to the S.C. Department of Parks, Recreation and Tourism; and the State is pursuing the assignment of that portion of the lease to SVA.

Edward Pinckney/Associates spent more than one year analyzing the site of SVA's proposed development on Lake Richard B. Russell. This site encompasses the land purchased from Crescent Resources, additional property SVA will be purchasing from Crescent, and the land to be leased from the US Army Corps of Engineers. The Pinckney firm has studied the site for soil types, vegetation and tree species, wildlife habitat and archaeological data.

The Pinckney study recommends appropriate land uses, based on the site characteristics. It lists the several options most suitable to each portion of the overall site, and suggests the many ways in which the several "neighborhoods" might best be tied together to form a cohesive whole. The report does not come to a specific conclusion as to each particular area, nor does it make a detailed recommendation as to how the project should be developed. Rather, it provides a flexible framework for developing the overall property in a manner most compatible with the Calhoun Falls area of South Carolina, and it suggests the "highest and best" utilization of the various neighborhoods that are individually identified.

The Pinckney report will be used as just one of the many tools available to SVA for development of the site. It will also be used to development "Best

Management Practices" for the specific use to which each site will ultimately be put, and to assure that each parcel is improved in an environmentally-sensitive manner. Using the report in this fashion, SVA will next solicit interest from qualified land and/or facility developers. Such developers, in turn, will be motivated by the dictates of the marketplace, so that much research remains to be done to determine specific projects feasible for the site. Therefore, it may be several months before any specific undertaking is identified for the Lake Russell development project.

The Fontaine Company of Columbia, South Carolina has also been retained by SVA to make recommendations concerning specific uses of the Lake Russell development site. The Fontaine Company's responsibilities have included the preparation of financial data for the purpose of determining what approach and activity schedule will maximize the potential returns to the State of South Carolina.

Foremost in the minds of SVA's Board of Directors were concerns as to whether or not to pursue a single-use, single-developer approach such as that which had proven so successful in McCormick County, SC, with the Savannah Lakes Village project. The alternative was to allow the site to be developed by a number of developers, each of whom would pursue their own particular project. Based on its projections, The Fontaine Company was able to demonstrate that the mixed-use approach of using several different developers for an assortment of uses and facilities would result in both more immediate and higher cash flows over the estimated life of the project. Based on this analysis, the SVA Board of Directors elected to develop the Lake Russell site as a mixed-use, multiple-developer project.

The rationale for such a project is quite clear. Lake Russell (a Corps of Engineers lake bordering Abbeville and Anderson counties, S.C.) constitutes a major resource for the State and the Region. By fostering appropriate controlled and limited development, the Authority has the opportunity to reverse downward trends in a faltering local and Regional economy. In addition, it will provide increased public access to the Lake Russell resource.

SVA has received support, encouragement, and direction from the highest levels of the U.S. Army Corps of Engineers and the S.C. Congressional delegation. In an effort to be true to the trust implied by that support, SVA has undertaken a wide-ranging analysis of the property, the lake, and local needs to determine the most appropriate use of the property. This task is complicated somewhat by the fact that Savannah Lakes Village (25 miles to the south on Lake Thurmond) is in its initial developing stage. The Authority has factored the market demands for Savannah Lakes Village into its determination for the Lake Russell project.

Directly related to the plans for the Lake Russell Project is the need for enhanced water and sewer service. The Authority is providing financial and technical assistance to Calhoun Falls, Abbeville County, and a collection of local governments within the Region to ensure that adequate water and sewer

facilities are available. This need extends beyond the Lake Russell project, however. If the Region is to develop in a reasonable and environmentally sensitive manner, adequate public utilities are a must. Therefore, any plans for the Lake Russell development and related development must be accompanied by adequate public infrastructure. The Authority is dedicated to assisting local and regional governments in planning for that infrastructure and in finding a reasonable way to pay for it.

The success of the Lake Russell project (and indeed any project of the Authority) will be measured in terms of how well the project meets its primary goals of job creation, development of wealth, and increase in tax base but also the secondary goals of spin-off benefits. The only way to enhance the opportunity for spin-off benefits is to recognize that the primary project is part of an overall development and conservation effort. These principals have guided and are guiding the Savannah Lakes Village development and serve as the hallmark for the Lake Russell project.

LOWCOUNTRY REGIONAL INDUSTRIAL PARK

The Lowcountry Regional Industrial Park is 1,000 acres of prime industrial property strategically located near I-95 on S. C. Highway 68 in Hampton County. The Park provides its tenants with numerous locational factors which the Park provides its tenants such as proximity to three deep-water ports, two Interstate highways and a large regional labor pool. The Park's official "multi-county" status makes a company locating in the park eligible for a \$1,500/year job tax credit for every employee for five years. This is the largest tax credit available in South Carolina. The five counties of Allendale, Beaufort, Colleton, Hampton, and Jasper are participants in the multi-county park.

Phase I infrastructure will be completed by November 1991 and will include water, sewer, entrance road and primary road into the Park. Sewer service is provided by a 8" force main to the Town of Yemassee's system. Electricity, gas and telephone services are available to the site.

The economic directors of the five counties formed the Lower Carolina Development Corporation (LCDC), a non-profit organization to help promote and market the Park. The LCDC is building a speculative building on a site donated to it and will market that speculative building to further enhance the development of the Park and region.

Prospect activity has been moderate to active and now that the infrastructure is completed, it is anticipated that the Park's marketability will be substantially enhanced.

Using the most conservative forecast for development of the Park, a tremendous beneficial economic impact is projected. The Park should result in the creation of 1,831 permanent jobs within fifteen years, 1,537 permanent jobs within ten

years. The Park should also result in an earnings increase of \$297.7 million over the fifteen-year period.

Additionally, the entire project has projected tax benefits over its build-out period as follows:

<u>Property Tax</u>	<u>Sales Tax</u>	<u>Income Tax</u>
\$28,877,459	\$2,866,644	\$3,753,142

AIKEN COUNTY DEVELOPMENT PROJECT

The Savannah Valley Authority was provided \$4.5 million in the Bond Bill passed in a special session of the General Assembly and signed by the Governor in 1992. The purpose of those funds is to create economic development in Aiken County. The direction of the Board, in conjunction with the Aiken County legislative delegation, has been to focus on creating job opportunities in the corridor between Aiken and North Augusta, provide some assistance to the development efforts of North Augusta, and evaluate what role, if any, SVA might play in the development of research and technology transfer opportunities for the County. All of the project evaluations undertaken through the end of FY 1991-92 have been proprietary. Work is continuing both independently and in conjunction with other economic development agencies to identify proper projects that will (1) benefit the economic development of Aiken County and (2) provide project and operational funds to SVA to allow it to support itself under the conditions of its new legislation.

CLEMSON CENTER FOR APPLIED TECHNOLOGY (C. A. T.)

Clemson University, through its Emerging Technologies Center, undertook the planning of the Center for Applied Technology (C. A. T.) as a way of maximizing the transfer of technology to create new jobs and businesses. This incubator will help South Carolina "grow its own" industries and differs from the SRS approach by embracing a wider array of entrepreneurial opportunities.

SVA provided direct financing for the project late in the fiscal year, with the anticipation that it would continue that financing for another three years. The construction was completed before the end of calendar year 1991.

SAVANNAH VALLEY AUTHORITY SUMMARY OF SUPPORT PROJECTS & ACTIVITIES

INFRASTRUCTURE DEVELOPMENT

The Savannah Valley Authority, by statute and by agreement with five counties in West Central South Carolina, serves as a regional water and sewer authority within that portion of the Savannah River Basin. A primary part of its activity involves coordinating the plans and activities of the various water and sewer providers to ensure that a Regional network of water and sewer facilities is provided in a timely fashion.

In conjunction with other local and Regional agencies, SVA has developed a proposal regarding a sewer trunk line to serve Abbeville, McCormick, Edgefield, and Aiken counties. This proposal involves transporting sewage to the Horse Creek Wastewater Treatment Plant in Aiken County as a means of protecting the sensitive environment in the Basin and opening a 70-mile development corridor through an area lacking development opportunities. The proposal also identifies two alternatives that would provide sewage treatment within that same area should the funding for the Horse Creek project not be available.

In addition, as part of SVA's on-going activities, the Authority is providing assistance to Abbeville County and Calhoun Falls in designing an appropriate water system that will meet current and projected needs and that can be financed without undue hardship.

Knowing that the availability of a reliable supply of treated water is valuable to development as opposed to just the selling of water, the SVA staff is attempting to formulate a plan and assemble the cooperation within Abbeville County that will provide real benefits for all the various parties involved. The objectives of the plan include the following features:

- (a) a continuing supply of potable water for the expanding needs of the entire Calhoun Falls area;
- (b) a new water plant constructed on a site near the water intake and meeting all DHEC requirements;
- (c) a water plant location that clears the path for new Town streets extending toward the Lake;
- (d) a system that reduces the possibility of the Town of Calhoun Falls going into serious long-term debt for water plant financing;
- (e) a system that allows the Abbeville County Council to take the first definitive steps toward fostering a cooperative County water system; and
- (f) water system rates throughout the entire area that are on an equitable and uniform basis as are any rates applicable outside the County.

SVA's activities also extend to providing financial assistance for water and sewer system upgrades and direct intercession with South Carolina Department of Health and Environmental Control (DHEC) as these systems are developed.

The Authority is a key member of the Savannah River Basin Technical Advisory Committee, established by the South Carolina Water Resources Commission. Related to that, SVA provides a major portion of the funding to allow the Water Resources Commission to develop a multi-objective river basin model designed to provide real-time management for the Savannah River Basin.

The Authority has currently joined forces with a number of local and regional organizations to attempt to establish a compatible Geographic Information System for the Region.

SAVANNAH LAKES REGIONAL LOAN FUND

The SVA, in conjunction with the S. C. Jobs-Economic Development Authority (JEDA), created Savannah Lakes Regional Loan Fund (SLRLF). This loan fund is the result of creative negotiations with Cooper Communities, through which Cooper provided SVA with a one time contribution of \$1 million as an economic impact fee. This contribution enabled the Authority to create a flexible revolving loan fund, without the use of tax dollars or the necessity of new staff positions. The resulting loan fund fills a need that previously was not being met through other governmental loan programs and is flexible enough to meet the needs of businesses in the area. To date, the fund has provided or obligated business loans of \$450,000 that will leverage over \$3,150,00 of other investment and create over 105 jobs in the region.

TECHNICAL ASSISTANCE

In addition to the Savannah Lakes Regional Loan Fund, the SVA staff is serving as key economic development contact for McCormick County and is coordinating efforts among various economic development groups throughout the Basin. SVA was the recipient of a \$20,000 federal grant, which allowed the Authority to provide the needed funding to two professors at Clemson University to help determine feasibility for secondary manufacturing of wood products in Abbeville and McCormick Counties. This is designed as a pilot project which would, naturally, affect the entire basin.

PROMOTIONAL ACTIVITIES

Encore: This quarterly calendar of events promotes the cultural activities in Abbeville, Anderson, Greenwood, and McCormick Counties and surrounding areas. SVA created Encore in the spring of 1988 to serve as a vehicle for individual organizations to promote their activities and facilities within a regional context. It has been recognized each year with an Addy award. The long-range calendar from which each issue of Encore is derived also serves an information clearinghouse for groups planning other events.

Retirement: Each year, SVA has placed an advertisement for the Region in South Carolina Mature Lifestyles, a publication of the South Carolina Retirement Communities Association, of which SVA is a charter member. One

of the results of this activity was the production of a fulfillment kit, "Escape To The Land Of Unlimited Opportunity." About 2000 requests for information have been answered in the first three years of publication. The 1989 and 1990 ads won the Marketing Efficiency Award for the most leads generated.

South Carolina's **Freshwater Coast™** : The Authority developed this phrase to describe the western border of the State. The name and a logo have been trademarked. SVA and eight other organizations in the eight-county region formed the **Freshwater Coast™** Association to promote the recreational, residential, and economic development potential of the area. Each year, the Association hosts a reception for travel writers, tourism professionals, and key governmental officials at the Governor's Conference on Tourism and Travel.

1991 marked a change in the approach taken by the Association. Rather than attempting to operate as another agency, the Association became the **Freshwater Coast™** Alliance which emphasizes the coordination of advertising and promotions campaigns rather than individual events.

Savannah River Scenic Highway: Designated by the South Carolina General Assembly in 1986, the Scenic Highway extends 110 miles through McCormick, Abbeville, Anderson, and Oconee Counties. The SVA logo was modified to form the Scenic Highway logo, and SVA was asked to coordinate promotional activities of the route. A brochure was developed, a dedication took place in 1988, and general publicity has been generated. The **Freshwater Coast™** Alliance produced a poster-size map in 1991 that featured the scenic highway. The scenic highway will be a major focus in the development of the Lake Russell Project.

SAVANNAH VALLEY AUTHORITY
FY 1991-92 GOALS, OBJECTIVES, AND ACCOMPLISHMENTS

The following listing identifies the eight (8) SVA goals, related programmatic objectives, and specific tasks that have been established for FY 1991-1992. They represent the key annual strategies required to help SVA achieve its long-term mission of economic development for the Savannah River Basin.

- I. Savannah Lakes Village (SLV)
 - A. Oversee SLV construction in accordance with Intergovernment Loan Agreement and Design & Build Contract. SVA processed its third infrastructure loan to McCormick County for Savannah Lakes Village in December 1991-January 1992 after over-seeing the progress and quality of the road, water, and sewer construction and monitoring the construction schedule. This is an on-going responsibility that will continue until approximately 2000.
 - B. Provide necessary planning and engineering assistance to facilitate construction at SLV. SVA served as the McCormick County representative in matters not specifically set forth in Design & Build Contract, such as erosion and sediment control activities and advised McCormick County Council on planning matters related to or likely to affect SLV.
 - C. Perform designated regulatory functions. SVA administered boat dock permit applications on Lake Thurmond, water withdrawal permit from Lake Thurmond for golf course irrigation.
 - D. Encourage Cooper Communities, Inc. (CCI) to promote SLV as a key feature of South Carolina's Freshwater Coast™. Toward this end, SVA has selectively advertised the attractions of the Region, maintained association with S.C. Retirement Communities Association and Mature Lifestyles Magazine, maintained distribution of Land of Unlimited Opportunity brochures, and worked with CCI staff to promote the SLV jointly.
 - E. Facilitate the continuing orientation of CCI to South Carolina business and government. Because of the impact of SLV on the State and Regional economy, SVA has continued its briefings with SLV and CCI Headquarters personnel; created opportunities for contact between CCI personnel and State and local government officials; and encouraged new businesses at SLV to cooperate, rather than compete, with McCormick County Business League development and promotional efforts.
 - F. Assess the impact of SLV on the community and expand on the possibilities for economic development in McCormick County as a result of SLV activities. SVA has been integrally involved with PRT and S.C. Retirement Communities Association study and analysis of retirement

industry impacts. SVA also has undertaken an official review of the SLV tax model during this fiscal year.

II. Lake Russell Project

A. Complete analysis of designated Lake Russell Project properties. SVA, through its contract with Edward Pinckney/Associates, completed a detailed environmental analysis on the property, wildlife, and plant species that will be influenced by any proposed development at Lake Russell. As a part of the process, SVA established public involvement groups to provide advice concerning all aspects of the proposed project. Much of that effort involved coordination with the Georgia Lake Russell Authority. The final report was delivered in December 1991.

Additionally, SVA established the South Carolina Geographic Information System (GIS) as the basis for environmental and engineering analysis at Lake Russell and related areas. This GIS is becoming the computer basis for any subsequent engineering and planning studies conducted for the Authority; and the Authority, along with Upper Savannah COG, has strongly urge all local governments to ensure that local studies, as well as short-range and long-range planning, are conducted in a way that is compatible with this system. As the studies are completed, SVA will share results with public, regulatory agencies, and environmental interest groups.

B. Continue purchase of designated private and corporate property at Lake Russell. SVA completed appraisals of individual parcels of all property designed to be part of the Lake Russell project and began negotiations with individual property owners. The first acquisition--850 acres of Crescent Resources property-- took place in the Fall 1990, followed by an 85-acre acquisition in 1992. A final purchase of 180 acres will be completed in early 1993.

C. Effect leasehold transfer of Abbeville, Hester, and Manor recreation sites from PRT to SVA. SVA finalized the text of the proposed lease assignment with PRT; coordinated PRT's submission of final request to the U.S. Army Corps of Engineers (COE). In addition, it began work on establishing a maintenance program for the property. Because of delays at the COE, the leasehold transfer has not been completed; but SVA expects the process to be complete in early 1993.

D. Initiate contacts with interested developers for Lake Russell Project. SVA has begun preliminary work establishing a file of developers potentially interested in Lake Russell Project and coordinated with the Budget and Control Board to develop an acceptable procedure for selecting a developer or developers. This will be an on-going activity until the COE land is secured under the leased transfer.

E. Develop closer working relationship between SVA and leading environmental and public interest groups. SVA has provided public information about the proposed Lake Russell project throughout the project site analysis and through the State budget process. Much of this task was handled in conjunction with the environmental analysis and through the public involvement groups established as part of that process. A final public hearing will be conducted upon completion of the report.

F. Expand on existing conceptual plans for Lake Russell Project.

SVA prepared a description of acceptable but diversified types of development suitable to the location of the project site and incorporated that into the plans developed by Edward Pinckney/ Associates. The Fontaine Company analysis has substantiated that a mixed-use type of development will generate the best and most immediate positive economic benefits to the area. Specific plans are being developed for development within Town Limits of Calhoun Falls.

G. Assist Calhoun Falls and Abbeville County in identifying and responding to potential impacts of Lake Russell development. SVA staff continues to maintain a close working relationship with the Town of Calhoun Falls and the Upper Savannah Council of Governments to conduct preliminary planning for water, sewer, and development standards. SVA has funded an Abbeville County land use analysis that recommended development standards for the County and Calhoun Falls area. The Town adopted the plan, and the County is considering its adoption. SVA continues to play a major role in implementing the plan by funding a zoning administrator for the County and providing staff assistance to the Town committees recommended in the plan.

III. Economic Development

A. Manage Savannah Lakes Regional Loan Fund (SLRLF). SVA and JEDA devised a plan to invest the \$1 million loan fund in financial institutions in the Region and directly publicize the Loan Fund with local banks and businesses as well as through selected publications. Since the SLRLF was established in January 1990, the loan committee has reviewed numerous proposals for service and manufacturing businesses. Three loans for a total of \$450,000 have been made or obligated.

B. Create working Regional data base and retrieval system to support economic development efforts. SVA was to the point of helping to establish a Regional GIS, as described above, as the basis for all development and engineering studies. Working with the Upper Savannah COG, State Development Board, Water Resources Commission, USC, State Research and Statistics Office, and local governments, SVA participated in a Regional GIS evaluation. State

funding cut-backs have forced the delay of this project; but work still continues in coordinating the actions of local governments in the region.

C. Be a more active force in promoting transportation improvements in the Region. SVA continued to serve on the Steering Committee of I-85/I-20 Coalition and generated economic development data on the need for improved highway transportation in the Region. It helped coordinate county-wide acquisition of rights-of-way and develop plans for balancing industrial and traditional development highway needs with scenic and tourism needs, especially concerning the Savannah River Scenic Highway and other designated by-ways.

D. Maintain focus on developing Regional water and sewer infrastructure. Providing support to Calhoun Falls for water system expansion; completing capital improvements analysis of water and sewer systems for Calhoun Falls, McCormick County, and McCormick CPW; providing staff assistance to Abbeville County in its efforts to establish a county-wide water system; continuing to provide staff and financial support to each of the counties along the proposed Horse Creek transmission line for planning and engineering; and maintaining direct staff support of McCormick County and Calhoun Falls in locating alternate sites for wastewater treatment plants have been the main focus of the SVA work program for economic development support. These efforts are on-going.

E. Be a more active force in promoting and assisting Regional timber industry. In an effort to create a better economic climate for the timber industry of the Basin, SVA entered into an agreement with Clemson University to undertake a market analysis for wood products manufacturing opportunities. SVA was awarded a \$20,000 grant from the U. S. Forest Service to be matched with funds from Clemson, SVA, McCormick County, and Abbeville County to support a 1-2 year study and related technical assistance to create manufacturing opportunities in the Basin. That study was completed in December 1991.

F. Monitor and provide technical assistance to the Lowcountry Regional Industrial Park as is appropriate within the funding requirements established by the 1989 Appropriations Act and subsequent agreements between SVA and the Hampton County Industrial Development Commission. This project has been described previously, and its implementation will continue for years to come.

IV. Infrastructure Development

A. Increase development of water and sewer facilities. Providing support to Calhoun Falls for water system expansion; completing capital improvements analysis of water and sewer systems for Calhoun Falls, McCormick County, and McCormick CPW; providing staff assistance to Abbeville County in its efforts to establish a county-wide water system;

continuing to provide staff and financial support to each of the counties along the proposed Horse Creek transmission line for planning and engineering; and maintaining direct staff support of McCormick County and Calhoun Falls in locating alternate sites for wastewater treatment plants continue to be the main focus of the SVA work program for economic development support.

B. Ensure adequate municipal water supplies from Lakes Thurmond and Russell. SVA continued to be an active member of Savannah River Technical Advisory Committee and provided the majority of funding to the S. C. Water Resources Commission for the Savannah River Basin Management Model. In addition, SVA has requested from the COE, in conjunction with Water Resources Commission, water allocations in Lakes Thurmond and Russell.

V. Environmental Protection

A. Ensure proper management of water resources of Savannah River and lake chain. SVA continued to be an active member of the Savannah River Basin Technical Advisory Committee and provided the majority of funding to S. C. Water Resources Commission for the Savannah River Basin Management Model. It has ensured water quality testing for tributaries potentially affected by land disturbing activities or chemical use/discharges and continued active cooperation with the Soil and Water Conservation Districts in the Region.

B. Work with the S.C. General Assembly, S.C. Department of Wildlife and Marine Resources, and appropriate agencies in Georgia to establish consistent development standards for the Savannah River Basin. SVA formed the Savannah River Basin Alliance with the councils of governments and local governments bordering the Savannah River in both South Carolina and Georgia. This alliance of planning and regulatory agencies within the Basin is designed to create dialogue and agreement on acceptable and consistent protective and development standards. The alliance comprises four S. C. Councils of Governments, 4 Georgia Regional Development Centers, Clemson University, the University of Georgia, two lake organizations, and SVA. Efforts are underway to establish a series of conferences related to protecting and utilizing the Basin.

VI. Cultural Resources Development

A. Promote the Region as a desirable place to visit, live, and work. Toward this objective, SVA constructed the following activities:

- *Placed Regional advertisements in selected publications.
- *Produced SVA general publications/brochures.
- *Placed editorial pieces in selected publications.
- *Coordinated with PRT and regional tourism commissions in publicizing "South Carolina's **Freshwater Coast™**".

*Conducted promotional event at Governor's Conference on Travel and Tourism in February 1992.

*Developed stronger relationships with PRT, Old 96 Tourism Commission, Pendleton District, and Discover Upcountry Carolina and engage in joint promotional activities through the **Freshwater Coast™**.

B. Enhance the chief attractions of the Region. SVA supported promotional and development efforts for Lake Secession through assistance with reclassification of Lake Secession. SVA continued to public Encore.

C. Consult with and provide advice to local governments and interest groups concerning historical preservation, downtown restoration, recreation development, archaeological requirements, and available funding. Through the work of the SVA staff, the Authority distributed information and provided technical assistance to local and Regional groups. It acted as a catalyst to alert grant-making and technical assistance agencies of unmet needs and provided direct support through its promotional grants program.

D. Integrate historic and archaeological preservation into land and infrastructure development projects of the Authority. SVA oversaw completion of these elements in construction at SLV and the analysis of these elements in environmental planning for the Lake Russell Project.

E. Continue to participate in statewide efforts. SVA staff members were encouraged to participate in related activities and served specifically on the following: Confederation of S.C. Local Historical Societies; Steering Committee for Statewide Preservation organization; National Trust for Historical Preservation; Columbus Quincentennial/DeSoto Commission; and Regional Humanities Council.

VII. Administrative Improvements

A. Improve information flow to Board of Directors. SVA held two Board Retreats and attempted to ensure direct and meaningful Board-to-Staff contact with each Board member outside Board meetings at least quarterly. The Staff Activity Reports were refined as part of the agenda package .

B. Improve information flow to other interested parties. SVA greatly improved its communications by the following:

*The staff activity report became part of the agenda package, thereby becoming part of the public record as additions to the minutes each month.

*Published and distributed ENCORE each quarter.

*Actively seek speaking engagements for staff in Region.

*Issued written briefings for key members of General Assembly, key legislative committees, members of Congress, and key agencies.

C. Improve internal procedures and staff effectiveness. This was done by providing on-going staff proficiency training, conducting staff retreats/internal training sessions, and providing work time for approved staff course work.

D. Improve agency recognition and contact with General Assembly and other agencies. This was accomplished by maintaining auxiliary work space at Capitol Complex where the Executive Director spent average of 4-6 workdays per month in Columbia. SVA invited selected state agency personnel and legislators to SVA Board meetings and functions on regular basis and scheduled joint Board meetings and retreats with appropriate agencies.

E. Create a stronger relationship to the counties both north and south of the Savannah Lakes area. SVA held meetings with members of the Legislative Delegation from the other counties in the SVA service area and initiated discussions to better define the SVA service area and the relationship between the agency and the economic development interests in that area. It also began work on a Board of Directors membership plan that was presented to the House Ways and Means Committee and Senate Finance Committee during the Fall 1990.

SAVANNAH VALLEY AUTHORITY FUTURE ACTIVITIES

I. ON-GOING ACTIVITIES

A. Savannah Lakes Village Project

SVA has on-going contractual responsibilities for over-seeing the development of Savannah Lakes Village and will retain those responsibilities for approximately seven (7) more years. These are primarily linked to the on-site infrastructure development. Although not required by contract, SVA will continue to support projects related to off-site water and sewer services and the institution of adequate development standards.

B. Lake Russell Project

The Lake Russell Project described earlier is just beginning and will continue for at least another six (6) years and probably longer. SVA will be responsible for assembling the land, choosing the developer, and over-seeing contractual obligations.

C. Infrastructure Development

This will continue to be a major focus for SVA. It is likely that the Authority will be called on to provide more direct funding for water and sewer projects as a catalyst for economic development.

D. Savannah Lakes Regional Loan Fund (SLRLF)

This project was seen as a long-term commitment from the beginning. It is anticipated that additional funds will be acquired for this or similar purposes. As additional funds are assembled, the service area will likely expand.

E. Publications & Promotions

The response to and benefit of the promotions and publication of the Authority have been obvious; therefore the program will continue and expand.

F. Lowcountry Regional Industrial Park (LCRIP)

SVA will be monitoring the progress of this multi-county park to determine if such a project can and should be replicated elsewhere in the Region.

G. Water Resources

SVA will play a greater role in water resources development as a result of implementing the Savannah Basin Management Model and in an effort to coordinate development activities in South Carolina and with Georgia through the Savannah River Basin Alliance.

H. Cultural Resources

Efforts will be made to enhance the cultural resources of the Basin within the limited financial and manpower resources of SVA.

I. Forest Products and Development

This project scheduled was completed by December 1991. The project includes: (1) an analysis of opportunities for wood products manufacturing in Abbeville and McCormick Counties, and (2) technical assistance to these and other counties in the Basin in an attempt to foster new businesses. The direct involvement of SVA staff members will increase the agency's capabilities to support the timber industry.

J. Planning and Economic Development Initiative

SVA published and distributed a planning and economic development initiative for a portion of the Region in June 1990. The concept is to establish a demonstration project using the area of western Abbeville, Anderson, and McCormick Counties as a "Living Laboratory" with the opportunity to apply the planning and management resources of various agencies and organizations to the problems and opportunities of that area. It is envisioned that a wide array of agencies and organizations will have a significant role in the initiative because of their unique involvement with the area or with issues affecting the area. Essentially, the proposed project is research and development into how to save the most fragile part of South Carolina's cultural and political heritage -- its rural communities. To embark on the project presupposes that it is important to save these areas and that they have (or can find) a legitimate place in the 21st century. The problems that they face are real and varied; but are those problems ultimately insurmountable? The only real way to find the answer to that question is to examine it comprehensively and focus the significant resources of the State on representative locations. This project offers that opportunity.

Currently, SVA is attempting to promote this idea with major power companies and the Governor's Rural Development Council as a method of pursuing meaningful economic development in rural areas.

K. Aiken County Development Project

See previous references.

L. Clemson Center for Applied Technology (C. A. T.)

SVA will continue to provide funding for the C. A. T. for another year if the project continues as projected and if funds are available. In addition to funding, SVA will serve as a board member for the Center.

M. Geographic Information System

Based on need and contingent on the availability of funds, SVA will attempt to develop and implement its own GIS in conjunction with the efforts of other local and Regional organizations.

N. Administration of New SVA Board Structure

Based on requirements of the 1990 Appropriations Act, SVA presented a Board membership plan to the General Assembly by way of the House Ways and Means Committee and Senate Finance Committee. The General Assembly amended the Authority's legislation related to Board membership in the 1992 session. This will require the Board and staff to react to the changes and alter traditional operating procedures accordingly. This will be a major adjustment and will undoubtedly occupy a great deal of Board and staff effort.

O. Savannah River Basin Alliance of South Carolina and Georgia

The Alliance described earlier in this Report began its activities in FY 1990-91. At this point, it is impossible to determine the direction this effort will take. It is anticipated, however, that it will develop into a positive force for the environmental preservation and economic development of the Basin in both states.

YEARLY EXPENDITURES AND BUDGET SUMMARY

	<u>BUDGETED</u> <u>1991-92</u>	<u>BUDGETED</u> <u>1992-93</u>
Personal Service -----	\$ 250,629.00	\$266,918.00
Contractual Services -----	331,382.00	437,456.00
Supplies -----	16,439.00	18,000.00
Fixed Charges -----	12,571.00	14,838.00
Travel -----	13,054.00	17,000.00
Equipment -----	9,670.00	14,633.00
Employer Contributions -----	55,343.00	59,377.00
Allocations-----	19,340.00	20,000.00
Lights, Power, Fuel -----	3,868.00	3,868.00
Transportation -----	2,417.00	2,700.00
Special Items-----	868,900.00	287,934.00
Capital Improvements -----	2,163,280.43	2,055,686.59
Insurance Reserve Note	3,697,094.00	72,478.38
Federal Funds-----	11,204.06	.00
TOTAL OPERATING FUNDS	\$7,455,191.49	
Operating Revenue:		
RB Russell Master Plan	116,000.00	116,000.00
Other (undesignated)	160,489.62	12,246.40
Interest (undesignated)		165,304.63
Total Operating Revenue	\$276,489.62	\$3,564,440.00

SAVANNAH VALLEY AUTHORITY LEGISLATIVE HISTORY

The Authority has its roots in a state agency formed in 1945 to deal with the impacts of the construction of Thurmond Lake (then the Clarks Hill Lake). Soon after construction was completed, the original organization became inactive and remained dormant until the early 1970s. In 1971 at the urging of local leaders, the South Carolina General Assembly enacted legislation which reactivated and reorganized the then - Clarks Hill Authority (there was no Lake Russell at that time). The legislation empowered the Authority "to encourage, assist, promote and cooperate in the development" of the South Carolina segment of the Thurmond Lake area. In order to ensure that those citizens living in the area were properly represented, the legislation required that two of the five board members be residents of McCormick County.

In June 1978, the South Carolina Code was amended to change the name to the Clarks Hill-Russell Authority, add two additional members to the Board of Directors from Abbeville County, and give the Authority responsibilities for the development of the Richard B. Russell project.

In May 1985, the South Carolina Code was again amended to add one Board member from Anderson County, bringing the number on the Board of Directors to eight. That amendment also gave the Authority increased responsibilities and resources for overall economic development in the Savannah River Basin of South Carolina.

In 1988, the Code was amended to encompass a broader geographic area, expand the powers of the Authority, and change the name to the Savannah Valley Authority. Then, in 1989, legislation was passed giving the Authority the power of eminent domain in Abbeville and McCormick Counties.

Based on a proviso in the 1990-91 Appropriations Bill, the Savannah Valley Authority presented a Board membership plan to the House Ways and Means Committee and the Senate Finance Committee by October 15, 1990. The General Assembly amended the Authority's legislation during 1992 to expand the Board size and structure to reflect the extent of SVA's area of responsibility and exempted the Authority from a number of State procurement and personnel requirements to facilitate its new status as a financially independent enterprise agency.

The Authority is currently operating under that code, Chapter 9 of Title 13 as amended, the text of which is included in this Annual Report. Overall, the Authority's legislation has been amended ten times since 1971:

- | | |
|----------|-----------|
| (1) 1973 | (6) 1984 |
| (2) 1977 | (7) 1985 |
| (3) 1978 | (8) 1988 |
| (4) 1979 | (9) 1989 |
| (5) 1983 | (10) 1992 |

STATUTORY AUTHORITY

TO AMEND THE 1976 CODE BY ADDING SECTIONS 13-9-180, 13-9-190, 13-9-200, AND 13-9-210, SO AS TO REQUIRE THE SAVANNAH VALLEY AUTHORITY TO PROMULGATE REGULATIONS IN ACCORDANCE WITH CHAPTER 23 OF TITLE 1 AND BUDGET AND CONTROL BOARD APPROVAL; TO AUTHORIZE THE AUTHORITY TO ESTABLISH PROFIT AND NOT-FOR-PROFIT CORPORATIONS AND TO MAKE GRANTS, LOANS, OR GUARANTEES FOR SUCH A NONPROFIT CORPORATION WHICH DO NOT BECOME AN OBLIGATION OF THE STATE; TO EXEMPT AUTHORITY PROPERTY FROM TAXES AND ASSESSMENTS; TO REAFFIRM THE AUTHORITY AS AN "AGENCY" FOR PURPOSES OF CHAPTER 78 OF TITLE 15 AND TO EXCLUDE IT AS "AGENCY" UNDER SECTIONS 2-7-65 AND 2-57-60; TO AMEND SECTION 13-9-10, AS AMENDED, RELATING TO THE AUTHORITY BOARD AND ITS MEMBERSHIP, SO AS TO RESTRUCTURE THE BOARD AND INCREASE ITS MEMBERSHIP FROM EIGHT TO THIRTEEN; TO AMEND SECTION 13-9-20, RELATING TO OFFICERS AND MEETINGS OF THE BOARD, SO AS TO PERMIT THE ESTABLISHMENT OF ADDITIONAL OFFICES AND COMMITTEES; TO AMEND SECTION 13-9-30, AS AMENDED, RELATING TO POWERS AND DUTIES OF THE BOARD, SO AS TO EXEMPT THE AUTHORITY FROM THE STATE PROCUREMENT CODE EXCEPT FOR MINORITY BUSINESS PROVISIONS, TO CONFORM THE NAME "CLARK'S HILL-RUSSELL PROJECT" TO THE "J. STROM THURMOND PROJECT" TO AUTHORIZE THE BOARD TO ACT AS A REGIONAL DEVELOPMENT AGENCY FOR ACQUIRING REAL PROPERTY, AND TO DELETE THE APPROVAL OF THE STATE BUDGET AND CONTROL BOARD FOR SUCH ACQUISITIONS, TO AUTHORIZE THE BOARD TO CHARGE FEES AND OTHER ASSESSMENTS FOR THE USE OF ITS FACILITIES OR SERVICES, TO AUTHORIZE THE BOARD TO EMPLOY, DISMISS, AND COMPENSATE EMPLOYEES AND OTHERS WITHOUT THE STATE EMPLOYEE LEAVE AND GRIEVANCE PROCEDURES OR THE STATE PROCUREMENT CODE APPLYING EXCEPT FOR MINORITY BUSINESS PROVISIONS; TO AMEND SECTION 13-9-35, AS AMENDED, RELATING TO THE AUTHORITY'S EXERCISE OF POWERS, SO AS TO DELETE PROVISIONS REQUIRING THE CONSENT OF THE COUNTY LEGISLATIVE DELEGATION FOR THE AUTHORITY TO EXERCISE ITS POWERS IN THAT COUNTY; TO AMEND SECTION 13-9-40, RELATING TO THE ISSUANCE OF BONDS BY THE AUTHORITY, SO AS TO AUTHORIZE THE BOARD TO ISSUE TAXABLE OR TAX EXEMPT BONDS FOR PURPOSES RELATED TO ACQUIRING, CONSTRUCTING, EQUIPPING, MAINTAINING, AND OPERATING A FACILITY; TO AMEND SECTION 13-9-140, RELATING TO THE EARNINGS OF THE AUTHORITY, SO AS TO ALLOW THE STATE TREASURER TO INVEST FUNDS OF THE AUTHORITY AND TO ALLOW THE FUNDS TO BE UTILIZED IN ACCORDANCE WITH POLICIES OF THE AUTHORITY; TO AMEND SECTION 13-9-150, RELATING TO THE RETENTION OF FUNDS OF THE AUTHORITY, SO AS TO REQUIRE THAT THE AUTHORITY RETAIN UNEXPENDED FUNDS AT THE END OF THE FISCAL YEAR; TO PROVIDE FOR MEMBERSHIP TRANSITION PROVISIONS FOR THE NEWLY

CONSTITUTED BOARD, AND TO PROVIDE FOR THE SEVERABILITY OF ILLEGAL OR UNENFORCEABLE PROVISIONS.

Whereas, the General Assembly recognizes that Savannah Valley Authority has successfully provided economic development services for the Savannah River Basin; and

Whereas, the General Assembly finds that improvement to local environmental, transportation, recreational, and communications infrastructure results in improved local economy; and

Whereas, it is the further intent of the General Assembly that a project of the authority benefit the economy of the political subdivision and region within which the project is located; and

Whereas, it is the intent of the General Assembly that unallocated project proceeds may be invested in local infrastructure when local legislative representation and the authority agree it is appropriate to do so; and

Whereas, in recognition of the authority's contributions to the overall economy of the basin and the fact that activities of the authority also could serve as a benefit to the entire citizenry of the basin; and

Whereas, the General Assembly finds that in order for the authority to offer competitive services to the business community that the authority be empowered to exercise such responsibilities independent of certain procedural requirements of other agencies of state government; and

Whereas, it is the intent of the General Assembly that the Authority be empowered to exercise its responsibilities on a basin-wide basis. Now, therefore,

Be it enacted by the General Assembly of the State of South Carolina:

Members

SECTION 1. Section 13-9-10 of the 1976 Code, as last amended by Act 685 of 1988, is further amended to read:

"Section 13-9-10. (A) There is created the Savannah Valley Authority of South Carolina, referred to in this chapter as the 'authority'. The governing body of the authority consists of the following thirteen member board appointed by the Governor, with the advice and consent of the Senate, for terms of four years and until successors are appointed and qualify:

- (1) At least one member must be a resident of McCormick County.
- (2) At least one member must be a resident of Abbeville County.

- (3) At least one member must be a resident of Anderson County.
 - (4) At least one member must be a resident of Aiken County.
 - (5) At least one member must be a resident of Edgefield County.
 - (6) One member must be from Oconee County.
 - (7) A member must be from the Second Judicial Circuit and a resident of Aiken or Barnwell County.
 - (8) A member must be from the Eighth Judicial Circuit and a resident of Abbeville or Greenwood County.
 - (9) A member must be from the Eleventh Judicial Circuit and a resident of McCormick, Edgefield, or Saluda County.
 - (10) A member must be from the Thirteenth Judicial Circuit and a resident of Pickens County.
 - (11) A member must be from the Fourteenth Judicial Circuit and a resident of Allendale, Hampton, or Jasper County.
 - (12) Two members must be at-large from the State.
- (B) Vacancies on the board for any reason must be filled for the unexpired term in the manner of original appointment."

Board actions

SECTION 2. Section 13-9-20 of the 1976 Code is amended to read:

"Section 13-9-20. The members of the board shall elect one member as chairman and one as vice-chairman and shall also elect a secretary. The board shall establish other offices, committees, and positions under its by-laws as it considers necessary. The board shall meet upon the call of its chairman and in accordance with its by-laws, and seven members constitute a quorum for the transaction of its business."

Powers and duties

SECTION 3. That portion of Section 13-9-30 of the 1976 Code through item (k), as last amended by Act 685 of 1988, is further amended to read:

"The board has all the rights and powers of a body politic and corporate and body corporate of this State, including without limitation, all rights and powers necessary or convenient to manage the business and affairs of the authority and to take action as it considers advisable, necessary, or convenient in carrying out its powers, including, but not limited to, the following rights and powers to:

(a) have perpetual succession;
(b) sue and be sued;
(c) adopt, use, and alter a corporate seal;
(d) adopt and amend bylaws for regulation of its affairs consistent with this chapter;

(e) notwithstanding any provision of law or regulation to the contrary, and in accordance with its own procurement procedures and regulations as approved by the Budget and Control Board, acquire, purchase, hold, use, improve, manage, lease, mortgage, pledge, sell, transfer, and dispose of any property, real, personal, or mixed, or any interest in any property, or revenues of the authority, including as security for notes, bonds, evidences of indebtedness, or other obligations of the authority. Except for the provisions of Sections 11-35-5210 through 11-35-5270, inclusive, in exercising the powers authorized in this chapter the authority is exempt from Title 11, Chapter 35. The authority has no power to pledge the credit and the taxing power of the State or any of its political subdivisions;

(f) receive contributions, donations, and payments and to invest and disperse the authority's funds;

(g) make inquiry into the status of, and plans for, the development of the J. Strom Thurmond project and the Richard B. Russell project by the United States government, by the State of Georgia, or by any other agency or instrumentality;

(h) encourage, assist, promote, and cooperate in the development of the Savannah River and the streams, canals, or water courses now or at a later time connected to or flowing into the river and to appear on behalf of the State before any agency, department, or commission of this State, of the United States, or of any other state in furtherance of the development or of any matter connected with the development or related to the development;

(i) negotiate agreements, accords, or compacts on behalf of and in the name of the State with the State of Georgia or the United States, or both, with any agency, department, or commission of either or both, or with any other state or any agency, department, or commission of the other state, relating to the development of the Savannah River and the development of the streams, canals, or watercourses now or at a later time connected to or flowing into the river, and particularly in reference to joint or concurrent action in the furtherance of agreements, accords, or contracts. Interstate compacts made by the authority are subject to approval by concurrent resolution of the General Assembly;

(j) act as a regional development agency of the State to receive, purchase, hold title to, and to manage any real property in its jurisdiction acquired by release of surplus real property, by purchase, by donation, by lease, or by exchange and to develop and promote the development of the land for recreational, transportation, residential commercial, and industrial purposes, both public and private, and to lease, sublease, or convey title in fee simple to the real property as provided in the by-laws of the authority. The authority shall retain, carry forward, or expend any proceeds derived from the sale, lease, rental, or other use of real and personal property under the authority's exclusive jurisdiction. The proceeds shall only be used in the development and the promotion of the authority as provided by this chapter and for the purposes authorized by this chapter;

(k) promulgate regulations governing the use of or doing business on the authority's property or facilities, including the adoption of safety standards and insurance coverage or proof of financial responsibility, including, but not limited to, providing for the licensing of persons, firms, or corporations using or doing business on such property or facilities, and for license fees to cover the expense thereof;"

Employees

SECTION 4. Section 13-9-30 of the 1976 Code, as last amended by Act 112 of 1989, is further amended by adding at the end:

"(p) employ and dismiss, at the will and pleasure of the authority, those employees, consultants, and other providers of services as the authority considers necessary and to fix and to pay their compensation. Employees of the authority or an entity established pursuant to Section 13-9-190 are not considered state employees except for eligibility for participation in the State Retirement System and the State Health Insurance Group Plans and pursuant to Chapter 78 of Title 15. The provisions of Chapter 11 of Title 8 and Article 5, Chapter 17 of Title 8 do not apply to the authority. The authority is responsible for complying with the other state and federal laws covering employers. The authority may contract with the Division of Human Resources Management of the state Budget and Control Board to establish a comprehensive human resource management program.

(q) fix, alter, charge, and collect tolls, fees, rents, charges, and assessments for the use of the facilities of or for the services rendered by, the authority; these rates must be at least sufficient to provide for payment of all expenses of the authority, the conservation, maintenance, and operation of its facilities and properties, the payment of principal and interest on its notes, bonds, and other evidences of indebtedness or obligation, and to fulfil the terms and provisions of any agreements made with the purchasers and holders of these notes, bonds, or other evidences of indebtedness or obligation."

Area

SECTION 5. Section 13-9-35 of the 1976 Code, as last amended by Act 685 of 1988, is amended to read:

"Section 13-9-35. The Authority may exercise any of the powers and duties conveyed under Section 13-9-30 in the entire area of a county or portion of a county which borders the Savannah River or is within the Savannah River Basin."

Bonds

SECTION 6. The first paragraph of Section 13-9-40 of the 1976 Code is amended to read:

" In furtherance of its purposes, the authority may issue revenue bonds, the interest on which may or may not be excludable from gross income for federal income tax purposes, for the purpose of raising funds needed from time to time for the financing or refinancing, in whole or in part, the acquisition, construction, equipment, maintenance, and operation of a facility, building structure, or any other matter or thing which the authority is authorized to acquire, construct, equip, maintain, or operate."

Funds

SECTION 7. Section 13-9-140 of the 1976 Code is amended to read:

"Section 13-9-140. All funds of the authority must be invested by the State Treasurer and, upon approval and designation by the State Treasurer of a financial institution or institutions, all funds must be deposited in such institutions by the board in accordance with policies established by the board. Funds of the authority must be paid out only upon warrants issued in accordance with policies established by the board. No warrants may be drawn or issued disbursing any of the funds of the authority except for a purpose authorized by this chapter.

The net earning of the authority, beyond that necessary for retirement of its bonds or other obligations or to implement the purposes of this chapter, may not inure to the benefit of any person other than the authority. Upon termination of the existence of the authority, title to all property, real and personal, owned by it, including net earnings, vests in the State."

Unexpended funds

SECTION 8. Section 13-9-150 of the 1976 Code is amended to read:

"Section 13-9-150. The authority shall retain unexpended funds at the close of the fiscal year of the State regardless of the source of the funds and expend the funds in subsequent fiscal years."

Regulations, authority

SECTION 9. The 1976 Code is amended by adding:

"Section 13-9-180. The regulations of the authority must be promulgated in accordance with Chapter 23 of Title 1.

Section 13-9-190. The authority may establish profit or not-for-profit corporations as the authority considers necessary to carry out the purposes of this chapter. Officials or employees of the authority may act as officials or employees of the corporations created pursuant to this section without additional compensation. A corporation created pursuant to this section is considered a 'public procurement unit' for purposes of Article 19, Chapter 35, of Title 11.

The authority may make grants or loans to, or make guarantees for, the benefit of a not-for-profit corporation which the authority has caused to be formed whose articles of incorporation require that its directors be elected by members of the authority and all assets of which, upon dissolution, must be distributed to the authority if it is in existence, or if it is not in existence, then to this State.

These grants, loans, or guarantees may be made upon a determination by the authority that the receiving not-for-profit corporation is able to carry out the purposes of this chapter and on the terms and conditions imposed by the authority.

A guarantee made by the authority does not create an obligation of the State or its political subdivisions and is not a grant or loan of the credit of the State or a political subdivision. A guarantee issued by the authority must be a special obligation of the authority. Neither this State nor any political subdivision is liable on a guarantee nor may they be payable out of any funds other than those of the authority and a guarantee issued by the authority must contain on its face a statement to that effect.

Section 13-9-200. The property of the authority is not subject to any taxes or assessments, but the authority shall negotiate a payment in lieu of taxes with the appropriate taxing authorities.

Section 13-9-210. Notwithstanding any provision of law or regulation, the authority continues to be an 'agency' for purposes of Chapter 78 of Title 15; however, the authority is not considered to be an 'agency' or 'state agency' or any other form of state institution for purposes of Sections 2-7-65 and 2-57-60.

Terms

SECTION 10. Members of the board of the Savannah Valley Authority serving on this section's effective date serve until four years after that date. New members appointed pursuant to Section 13-9-10 amended in Section 1 of this act serve initial terms of two years. Current members are eligible for appointment as members of the reconstituted board.

Severability

SECTION 11. If a term or provision of a section of this act is found to be illegal or unenforceable, the remainder of this act nonetheless remains in full force and effect and the illegal or unenforceable term or provision is deleted and severed from this act.

Total Number of Documents Printed	<u>255</u>
Cost Per Unit	<u>\$ 1.61</u>
Printing Cost - S.C. State Budget & Control Board (up to 255 copies)	<u>\$ 411.14</u>
Printing Cost - Individual Agency (requesting over 255 copies)	<u>\$ -</u>
Total Printing Cost	<u>\$ 411.14</u>